107.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,800 / 868,800
					USE VALUE:	868,800 / 868,800
					ASSESSED:	868,800 / 868,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAKRABORTY ANIRUDHA
Owner 2:	
Owner 3:	
Street 1:	22 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAN EUGENE -
Owner 2:	CLUGSTON SUSAN L -
Street 1:	22 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,940 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10940.000	345,100		523,700	868,800
Total Card	0.251	345,100		523,700	868,800
Total Parcel	0.251	345,100		523,700	868,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.43 | /Parcel: 409.4

Legal Description

User Acct

68214

GIS Ref

GIS Ref

Insp Date

04/09/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,100	0	10,940.	523,700	868,800	868,800	Year End Roll	12/18/2019
2019	101	FV	284,600	0	10,940.	523,700	808,300	808,300	Year End Roll	1/3/2019
2018	101	FV	284,600	0	10,940.	448,900	733,500	733,500	Year End Roll	12/20/2017
2017	101	FV	284,600	0	10,940.	419,000	703,600	703,600	Year End Roll	1/3/2017
2016	101	FV	284,600	0	10,940.	359,100	643,700	643,700	Year End	1/4/2016
2015	101	FV	278,700	0	10,940.	321,700	600,400	600,400	Year End Roll	12/11/2014
2014	101	FV	278,700	0	10,940.	297,800	576,500	576,500	Year End Roll	12/16/2013
2013	101	FV	278,700	0	10,940.	283,900	562,600	562,600		12/13/2012

!8400!

PRINT

Date	Time
12/10/20	22:58:33

LAST REV

Date	Time
05/09/17	12:39:13

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAN EUGENE,	1403-136		8/8/2011		592,500	No	No		
MARTIN JAMES H	1283-185		5/3/2004		562,070	No	No		
	940-69		9/1/1980		120,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1999	399	Manual	7,400					REPLACE WINDOWS
6/2/1992	213		10,000					CONVERT BSMT/PLAYR

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2012	External Ins	BR	B Rossignol
11/8/2011	MLS	EMK	Ellen K
4/9/2009	Meas/Inspect	163	PATRIOT
9/20/2005	MLS	BR	B Rossignol
8/9/2004	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10940		Sq. Ft.	Site		0	70.	0.68	4									523,738						523,700	

Total AC/HA: 0.25115 | Total SF/SM: 10940 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,738 | Spl Credit | Total: 523,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361717
Depreciation:	16639
Depreciated Total:	345078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

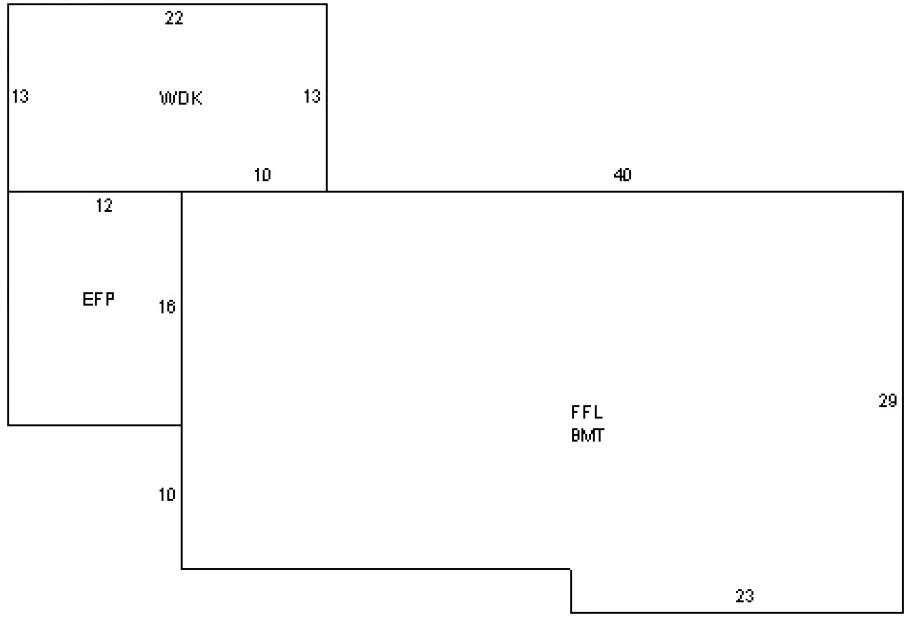
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	107.31
Final Total:	345100	Val/Su SzAd	252.08

SKETCH



SUB AREA

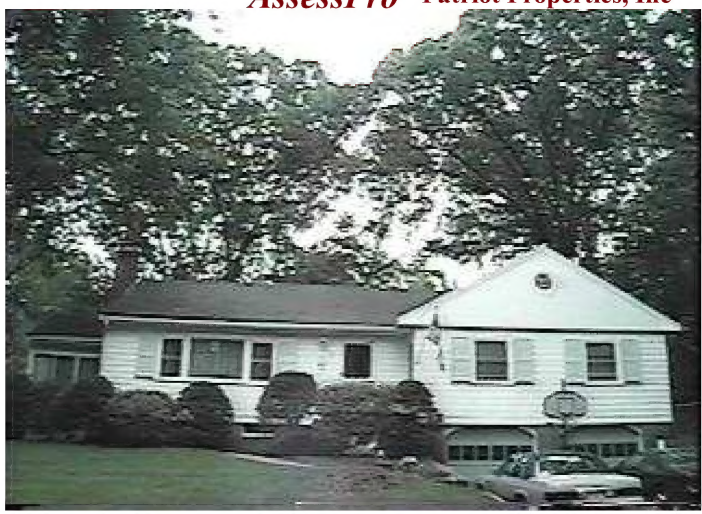
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,369	52.220	71,495
FFL	First Floor	1,369	128.240	175,557
WDK	Deck	286	9.500	2,716
EFP	Enclos Porch	192	41.400	7,949
	Net Sketched Area:	3,216	Total:	257,717
Size Ad	1369	Gross Are	3216	FinArea 2122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	55	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	